



Ze Min Yi, Certified Real Estate Broker AEO
IMMO PRESTIGE INTERNATIONAL INC.
 Real Estate Agency
 759, Square Victoria #303
 Montréal (QC) H2Y 2J7
<http://www.immoprestige.ca>

514-865-3838

info@immoprestige.ca



Centris® No. 19238723 (Active)



\$4,950,000

2495 Rue Rachel E.
Le Plateau-Mont-Royal (Montréal)
H2H 1R9

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near
Body of Water

Property Type	Multiplex	Year Built	1972
Property Use	Residential only	Lot Assessment	\$813,500
Building Type	Semi-detached	Building Assessment	\$2,234,500
Total Number of Floors		Total Assessment	\$3,048,000 (2017)
Building Size	15.85 X 27.43 m irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	15.85 X 30.18 m irr	Certificate of Location	Yes (2006)
Lot Area		File Number	
Cadastre	1585790	Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	60 days PP Accepted

Monthly Revenues (residential) - 35 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
2 1/2	9	9	\$7,020		
3 1/2	26	26	\$20,200		
Annual Potential Gross Revenue			\$326,640 (2018-05-14)		

Other monthly revenues - 2 unit(s)

Type	Total Number of Units	Number of Occupied Units	Monthly Revenue from Occupied Units	Number of Vacant Units	Monthly Revenue from Vacant Units
Laundry room			\$500		
Entrepôt	8	3	\$500	5	\$950
Annual Potential Gross Revenue			\$23,400 (2018-05-14)		

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool

Siding Dividing Floor Windows Window Type Energy/Heating Heating System Floor Covering Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services	Parking Driveway Garage Carport Lot Topography Distinctive Features Water (access) View Proximity Environmental Study Energy efficiency Occupancy
---	--

Inclusions

All furniture listed in the leases (ex: stove, fridge etc)

Exclusions

Addendum

Super flat income 35 homes very well maintained over the years. Exceptional location next to Baldwin Park. 10 minutes walk from Fontaine Park. Just steps from bus station 29, 94, 357, 368. Within walking distance of Frontenac metro station. The accommodations are: 9 X 2 ½ and 26 X 3 ½, elevator, indoor garage, perfect for students or young professionals. Very good tenants. The building is safe and clean, with 16 remote control monitoring cameras. Easy to manage.

This building offers extraordinary potential. Super revenue property 35 units, very well maintained over the years. The apartment are renovated in whole or in part, the doors and windows are changed in 2006, the elevator cabin is redone. The only building that has a terrace on Plateau Mont Royal. Beautiful place to watch the firework.

High efficiency furnace system changed in 2012 which reduced the cost considerably. New Guard-X panel.

New garage door.

The environmental report phase 1 available.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

No

Source

Notice of disclosure

Yes

IMMO PRESTIGE INTERNATIONAL INC., Real Estate Agency (Interest: Direct)

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.

Financial Summary

2495 Rue Rachel E. Le Plateau-Mont-Royal (Montréal) H2H 1R9

Potential Gross Revenue (2018-05-14)		Number of Units	
Residential	\$326,640	Residential	
Commercial		Type	Number
Parking/Garages		2 ½	9
Other	\$6,000	3 ½	26
Total	\$332,640	Total	35
Vacancy Rate and Bad Debt		Commercial	
Residential		Type	Number
Commercial			
Parking/Garages		Others	
Other		Type	Number
Total		Laundry Room	
		Other	
Effective Gross Revenue	\$332,640		
Operating Expenses			
Municipal Taxes (2018)	\$23,201		
School Taxes (2018)	\$4,763		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity	\$5,500		
Energy - Heating oil			
Energy - Gas	\$6,018		
Elevator(s)	\$2,160		
Insurance	\$14,800		
Cable (TV)	\$675		
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
Total	\$57,117		
Net Operating Revenue	\$275,523		



Frontage



Bedroom



Living room



Living room



Living room



Living room



Living room



Kitchen



Kitchen



Bathroom



Hall



Patio



Patio



Hall



Hall



Staircase



Staircase



Staircase



Other



Workshop



Garage